Central & Bristol Community Facilities and Park Master Plan

City of Wichita



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Acknowledgements

Plan Steering Committee: The Plan Steering Committee members listed below were appointed by the City Manager to make a recommendation to the Wichita City Council on a preferred conceptual master plan for the Central & Bristol site:

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Daryl Crotts District Advisory Board II
Cathy Holdeman Assistant City Manager

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Kent Hoyer Holy Cross Lutheran Church & School
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Staff Support Team: The Plan Steering Committee was assisted in its work by an 11 member City Staff Support Team consisting of the following individuals assigned by the City Manager:

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Scott Wadle, AICP Senior Planner, MAPD

Note: The services of GLMV Architecture were contracted by the Wichita Police Department to develop the building massing footprint scenarios and preliminary building construction cost estimates.

1 Assessment of Future Community Needs and Opportunities at Central & Bristol

1.1 Need for a Master Plan

- 14.4 acres of city-owned property located at the northeast corner of Central Avenue and Bristol Street was acquired in January 2006 for the purpose of developing a future police substation and outdoor recreation park.
- The City Manager decided that a conceptual master planning process would be appropriate to evaluate and guide the future development of city facilities (police substation/community meeting room, fire station) and an outdoor park at this site.
- The impact and appropriateness of a future fire station at this location needed to be evaluated.
- Community feedback was considered important in determining appropriate future community facilities and outdoor park elements for this site.
- In the fall of 2010, the project scope of work was finalized and a Plan Steering Committee and an interdepartmental Staff Support Team were appointed by the City Manager to develop the concept plan.
- No city funds have been committed to construct a fire station or develop an outdoor park at this site. The City's approved 2009-2018 C.I.P. indicates there are city funds committed to construct a new patrol substation, but City Council has not authorized the expenditure of these funds.

1.2 Site Suitability Analysis

Site Topography and Drainage





1.3 Outdoor Park Element

Opportunities and Needs:

- According to standards set forth in the Wichita Park, Recreation, Open Space Plan 2008, the 14.4 acre Central and Bristol site is most appropriate for development as a 'Neighborhood Park'.
- A 'Neighborhood Park' is usually 15 acres or less in size and includes the following typical amenities: internal pathway system; open turf area; playground; picnic table/seating; site furnishings; one additional recreational amenity; and, a park identification sign.
- In comparison with the rest of Wichita's City Council Districts, District II is underserved in terms of public parks and open spaces open for use.

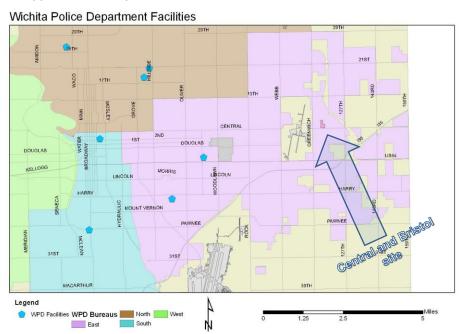
Top-Ranked Park Elements:

- Based upon feedback received at the DAB II meeting (January 3, 2011) and the Preston Trails and Area HOA's meeting (January 27, 2011), the following were ranked as the top five preferred park elements at the Central and Bristol site:
 - 1. Nature trails/natural areas
 - 2. Leave site in its existing natural state
 - Walking paths
 - 4. Picnic facilities
 - 5. Playground, doggie stations along walking paths

1.4 Police Substation/Community Meeting Room Element

Substation Needs:

- The current Patrol East location (Edgemoor & Kellogg) is too small and not strategically situated to optimally serve the population growth in east Wichita.
- Space requirements for a new substation are approximately 10,250 square feet. Total parking requirements for public and secured employee/police vehicle parking is 162 spaces. A vehicle service bay and fuel pump facilities will be included. Total staff working out of the substation is estimated at 130 people.
- The City will include a community meeting room facility in the design of the new substation (to accommodate an identified need in District II).
- Community policing serves will be delivered from the current facility at Edgemoor & Kellogg. This
 will retain a policing presence in the College Hill area.
- At the January 27th Preston Trails HOA meeting, the vast majority of the 40 attendees indicated their support for a new police substation at this site.

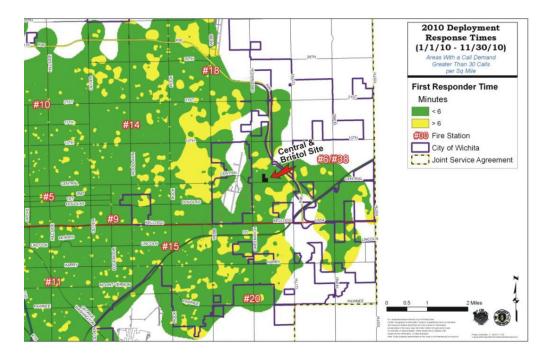


1.5 Fire Station Element

Area Fire Service Needs:

- In 2010, the Wichita Fire Department provided emergency services from 22 fire stations covering 165 square miles.
- The average first responder time in Wichita is 4:34 minutes, with 90% of Wichita served in less than 7:00 minutes. Portions of this area of east Wichita have response times greater than 6 minutes. A Fire Department presence at this site will improve fire service in this area of Wichita.
- At the January 27th Preston Trails HOA meeting, 74% of those in attendance indicated support for a fire station at the Central and Bristol site

East Side First Responder Service



1.6 Community Engagement

HOA's and General Public:

Two community meetings were held to seek public feedback on the preferred elements and proposed design concepts for the Central and Bristol site. Approximately 40 people attended the Preston Trails Home Owners Association (HOA) special meeting held at Holy Cross Lutheran Church on January 27, 2011. Over 80 people attended the 'come-and-go' open house held at Holy Cross Lutheran Church on April 28, 2011. Despite efforts to reach out to all residents and HOA contacts in District II, the majority of attendees at both these meetings reside in the vicinity of the Central and Bristol site.

District Advisory Board II:

City staff met with District Advisory Board II in January and May 2011 to discuss and receive feedback on the development of the community facilities and park master plan concept for the city property at Central and Bristol. At its meeting on June 6, 2011, the Board passed a motion endorsing the future building footprint scenario consisting of a police substation / community meeting room with a detached future fire station, after considering the recommendations of the Park Board and the City Design Council.

Park Board:

On May 16, 2011, the Park Board endorsed the outdoor recreation elements depicted on the Conceptual Park Master Plan. The Board also endorsed the future building footprint Scenario #3 consisting of a police substation/community meeting room with a detached future fire station. The Board felt this scenario enhanced final building design flexibility; provided the option for future expansion of the community meeting room; and, maximized opportunities to preserve the mature 50+ year-old burr oak tree at this location.

City Design Council:

- On May 18, 2011, the City Design Council endorsed the outdoor recreation elements depicted on the Conceptual Park Master Plan. The Council also endorsed the future building footprint Scenario #3 consisting of a police substation/community meeting room with a detached future fire station. The Council preferred the more direct drive/access to the park playground area associated with this scenario. The Council recommended the following design improvements to the concept plan in order to guide future final design planning for the park and building facility elements:
 - 1. Strengthen the visual design and public connection between the playground/parking area and the community meeting room building to the west.
 - 2. Buffer the public parking area with landscaping and create a more 'welcoming' entrance to the park for the public that minimizes the visual presence of the police substation police vehicles driving through the public parking area could be intimidating for some park users.
 - 3. Create a landscaped buffer to visually screen the south perimeter of the secured police vehicle parking area situated north of the westerly fire station drive-through lanes.

City Council Workshop

• On July 19, 2011, the City Council received a presentation on the recommended final draft concept plan. At the workshop, City Council members expressed support for the final draft plan concepts and did not request further refinements or modifications to the plan document.

2 Facility/Programmatic Space Requirements and Cost Estimates

2.1 Outdoor Park

Proposed elements* (see Concept Plan) and costs:

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•	Park Entrance Signage	\$30,000
•	Walking Paths (10 ft. wide concrete pathway)	
	 North Loop (1,300 lineal feet) 	\$39,000
	Middle Loop (1,000 lineal feet)	\$30,000
	South Loop & Central Path (1,975 lineal feet)	\$59,250
	 Bristol Connector (740 lineal feet) 	\$22,200
•	Custom Park Shelter	\$250,000
•	Custom Playground	\$150,000
•	Site Lighting/Electrical	\$55,000
•	Doggie Stations (2)	\$1,150
•	Benches (15)	\$18,000
•	Drinking Fountain	\$3,700
•	1 in. Water Meter Tap & Service Line	\$4,700
•	Picnic Tables (6)	\$9,000
•	Waste Receptacles (5)	\$3,500
•	Pier Overlook at Pond	\$65,000
•	Pond Restoration	\$30,000
•	Foot Bridges (2)	\$104,000
•	North Loop Area Native Restoration	\$45,000
•	Site Clearing	\$63,500
•	Site Grading	\$43,000
•	Rain Garden BMP's and Storm Drainage	\$75,000
•	Native Grass Drilling and Seeding	\$44,000
•	Trees (220)	\$55,000
•	Final construction estimate	\$1,200,000
•	Final design fee	\$100,000

^{*} Note: Due to shared public parking opportunities associated with the co-location of police, community meeting room and fire station facilities, no dedicated 'park-specific' public parking is proposed at this time. Should a future need arise for additional on-site public parking to accommodate park users, there is flexibility in the concept plan design to create additional public parking stalls.

Total final design, construction and contingencies cost estimates = \$1,300,000

2.2 Police Substation/Community Meeting Room

Programmatic and facility space requirements:

Staff Offices:

•	Staff O	ffices:	
	1.	Captain	250 sq. ft.
	2.	Lieutenants	400 sq. ft.
	3.	Sergeants	800 sq. ft.
	4.	Secretary	200 sq. ft.
	5.	Crime Analyst	200 sq. ft.
	6.	Detective (s)	400 sq. ft.
•	Officer/	Staff Work Areas:	
	1.	Squad Room	1,000 sq. ft.
	2.	Work Room	300 sq. ft.
	3.	Conference Room	250 sq. ft.
	4.	Interview Room	100 sq. ft.
	5.		200 sq. ft.
	6.	Copy/Mail Room	250 sq. ft.
	7.	Break Room	400 sq. ft.
	8.	Male Locker Room	500 sq. ft.
	9.	Female Locker Room	500 sq. ft.
	10.	Holding Cell	100 sq. ft.
	11.	Secured Reception w/counter	400 sq. ft.
	12.	Hallway	400 sq. ft.
•	Storage	e Facilities:	
	1.	Files	100 sq. ft.
	2.	General Storage	500 sq. ft.
	3.	IT Equipment Room	150 sq. ft.
	4.	Taser/Radio/Arsenal Room	150 sq. ft.
•	Public /	Access Areas:	
	1.	Waiting Area	400 sq. ft.
	2.	Male/Female Public Restrooms	300 sq. ft.
	3.	Community Room/Weather Shelter	1,000 sq. ft.
•	Outdoo	r Spaces:	
	1.	Vehicle Service Bay w/ storage	1,000 sq. ft.
	2.	Parking Spaces (secure police	
		vehicle/employee parking)	162 spaces
	3.	Covered Fuel/Change Point	

Total Facility Areas = 10,250 sq. ft.

Total final design, construction, furnishing, contingencies cost estimates = \$2,420,287

2.3 Fire Station

Programmatic and facility space requirements:

Station Business Areas:

1.	Apparatus bay	4,050 sq. ft
2.	Dayroom	600 sq. ft.
3.	Offices	525 sq. ft.
4.	Kitchen/kitchen storage	480 sq. ft.
5.	Exercise	600 sq. ft.
6.	Workroom storage	300 sq. ft.
7.	PPE equip. storage	225 sq. ft.
8.	Laundry	120 sq. ft.
9.	Mechanical	240 sq. ft.
10.	Telecom	100 sq. ft.
11.	Closet	200 sq. ft.
volar	ree Quarters:	

Employee Quarters:

1.	Bunk/locker/sanitary	1,500 sq. ft.
2.	Mechanical	240 sq. ft.
3.	Closet	200 sq. ft.
4.	Equipment	225 sq. ft.
	_ ii	•

Public Facilities:

1.	Men & women rest rooms	160 sq. ft.
2.	Entry lobby	225 sq. ft.

Total Facility Areas = 9,990 sq. ft.

Outdoor Spaces:

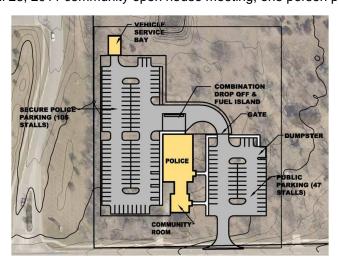
Storage area
 Parking stall
 Storage area
 20 spaces

Total final design, construction, furnishing, contingencies cost estimates = \$2,251,815

2.4 Future Facilities Footprint Scenarios

Scenario #1:

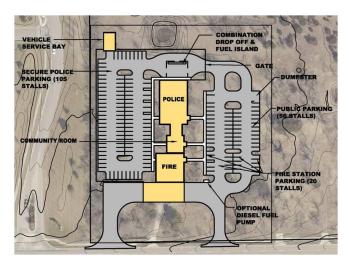
- This scenario depicts a multi-level police substation/community meeting room facility with no future fire station at this site. This scenario represents the smallest future facility footprint on the park site.
- The total building, parking and landscaped site footprint is **2.69** acres. The impervious surface area (parking and building) would total 1.69 acres of the 2.69 acre footprint.
- At the April 28, 2011 community open house meeting, one person preferred this scenario.



Scenario #1

Scenario #2:

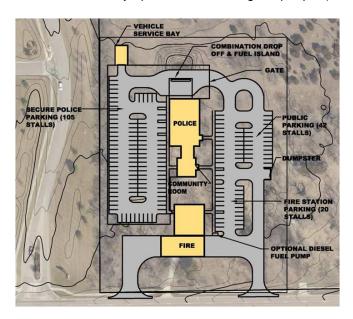
- This scenario depicts a multi-level police substation/community meeting room facility with a future attached fire station at this site.
- The total building, parking and landscaped site footprint is 3.69 acres. The impervious surface area (parking and building) would total 2.42 acres of the 3.69 acre footprint.
- At the April 28, 2011 community open house meeting, 51 people (70%) preferred this scenario.



Scenario #2

Scenario #3:

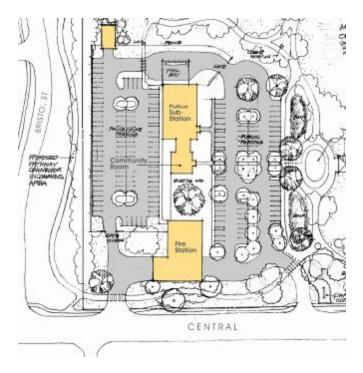
- This scenario depicts a multi-level police substation/community meeting room facility with a future detached fire station at this site.
- The total building, parking and landscaped site footprint is **3.74** acres. The impervious surface area (parking and building) would total 2.59 acres of the 3.74 acre footprint.
- At the April 28, 2011 community open house meeting, 21 people (29%) preferred this scenario.



Scenario #3

Plan Steering Committee Scenario Recommendation:

- The Committee supports either Scenario #2 or Scenario #3 but recommends Scenario #3 as the basis for the development of the final design plan documents. Scenario #3 was recommended by the Park Board, City Design Council and DAB II. It provides the greatest flexibility for the final design of the facility, creates options for future expansion of the community meeting room, and enhances the preservation of the mature burr oak tree at this location.
- The Committee also recommends that Scenario #3 be modified during the final design plan phase (see below) to:
 - 1. Reflect the May 18, 2011 design recommendations of the City Design Council summarized on Page 7 of this Plan.
 - Consider the feasibility of installing a gate along the south perimeter of the secured police vehicle parking area as a means of reducing police vehicle traffic through the public parking area adjacent to the park playground.



Modified Scenario #3

2.5 Facilities Co-location Efficiencies Assessment

- Shared Public Parking Opportunities The co-location of the police substation/community
 meeting room with the future park results in cost-effective, shared public parking spaces that
 meet the parking needs of patrons of the police substation, community meeting room and users
 of the park.
- Shared Meeting Room Opportunities The co-location of a community meeting room with the police substation and future fire station facilities results in the cost-effective sharing of a staff training/conference room for both fire and police; provides a secured community meeting/gathering space that serves District II community groups; and, provides cost-effective and secure indoor restroom facilities for users of the outdoor playground and park as well as the community meeting room.
- Shared City Vehicle Repair and Fueling Station Opportunity The co-location of the police substation and the future fire station facilities improves efficiencies and saves cost related to vehicle fueling and routing vehicle maintenance requirements.

Operation and Maintenance Efficiencies - The co-location of the police substation/community meeting room, future fire station and future park results in some small external operational and maintenance cost efficiencies associated with the facility grounds and the shared public parking areas. Due to functional requirements, there would not be any staffing or internal operational efficiencies associated with this co-location. Minimal heating and cooling cost savings would be associated with a shared wall between the community meeting room and a future fire station facility.

2.6 Stormwater Best Management Practices

- Preliminary engineering estimates indicate that the future facility development scenarios would need to provide approximately 1.5 acre feet of stormwater treatment to satisfy Wichita's stormwater quality, downstream stabilization and detention requirements.
- An appropriately sized bioretention meadow area is recommended in the conceptual park master plan to assist in the treatment of stormwater runoff. A stormwater sewer would be designed and constructed that collects runoff from the building and parking lot areas and discharges it eastward into the bioretention area. A portion of the parking areas should also be considered for porous pavement applications.
- Small rain gardens would be incorporated into the landscaping around the building footprint.
 These treatments will reduce the volume of stormwater treatment in the bioretention area.
- The outer areas of the east trail loop would remain in a tallgrass meadow landscape that will further treat stormwater runoff and increase on-site soil percolation.

3 Conceptual Park Master Plan



4 Plan Implementation Strategy - Funding, Final Design and Construction

4.1 Funding Amounts/Sources (subject to change/final approval by City Council)

Outdoor Park: \$1,300,000

Funding Sources: General Obligation Bonds; possibility of private sponsors/donations

Police Substation/Community Meeting Room: \$2,523,000

Funding Sources: General Obligation Bonds

Fire Station: none

Funding Sources: General Obligation Bonds

4.2 Final Design/Construction Timetable: Proposed 2011-2020 Capital Improvement Program (subject to change/final approval by City Council)

Outdoor Park:

■ Final Design Work in 2013, Construction in 2014-2015

Police Substation/Community Meeting Room:

Final Design Work in 2013, Construction in 2013-2014

Fire Station:

Final Design Work - not funded/programmed, Construction - not funded/programmed